

DRAWING DATE: 09/24/04 PROJECT NAME: Rehabilitation PROJECT PHASE: 100% Construction Documents Plotted: Friday September 24, 2004 1:03pm by gredle File Name: 1-1.dwg

RANCHO SAN ANDRÉS CASTRO ADOBE

REHABILITATION DRAWINGS

184 OLD ADOBE ROAD
WATSONVILLE, CA 94076



DRAWING INDEX

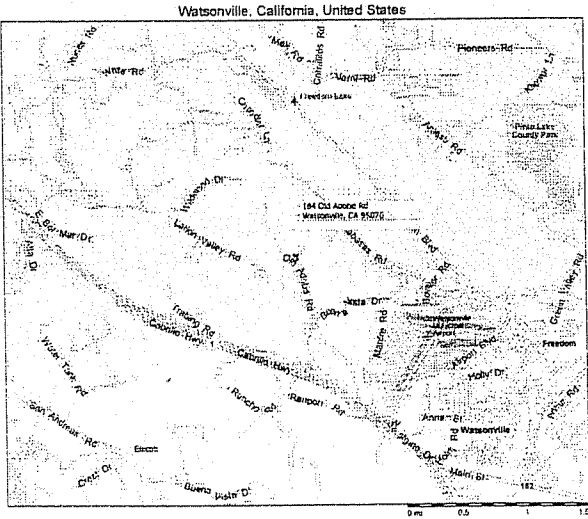
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CODE ANALYSIS

CONSTRUCTION: Type V-N (CBC Chapter 6)

FLOOR AREA: Rounded to nearest Net Square Foot (NSF)
1st Floor = 1,549 NSF
2nd Floor = 1,165 NSF

OCCUPANCY CLASSIFICATION: Unoccupied, former occupancy
Group R, Division 3 (CBC Chapter 3)



SITE MAP



DSA/DPR MOU * 6.01 ACCESSIBILITY REVIEW CERTIFICATION # REVIEWER: DATE: Reviewed by Date	CALIFORNIA STATE FIRE MARSHALL-APPROVED Approval of this plan does not authorize or approve any omission or deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHALL APPROVAL ON FILE WITH THE DEPARTMENT OF PARKS AND RECREATION	



CENTRAL SERVICE
CENTER
21 Lower
Ragsdale Drive
Monterey, CA
93940

DESIGNED
UMG
DRAWN
GDR
CHECKED
UMG

REVISIONS
DATE
9-24-04

CONSULTANT:



Santa Cruz District, 184 Old Adobe Road, Watsonville, CA 94076
Rancho San Andres Castro Adobe
Drawing Index & Location Map
Rehabilitation

DRAWING NO.
29488.001

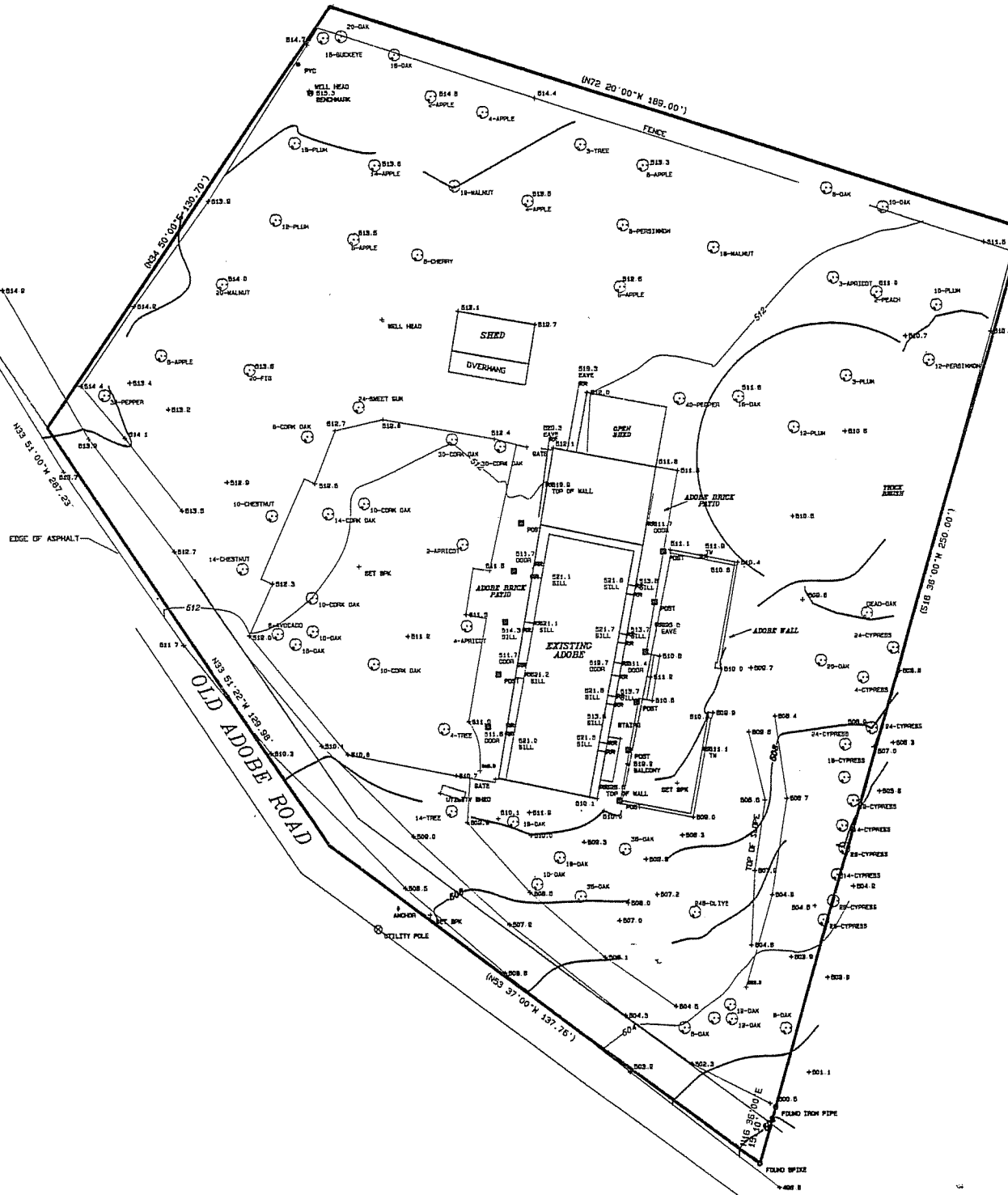
SHEET NO.
1.1

1 OF 20



FOUND IRON PIPE
10' 0" 0.00' 0.00'

20' WIDE
RIGHT OF WAY



CASTRO ADOBE
WATSONVILLE, CALIFORNIA
A.P.N. 049-501-02
DEED No. 2002-0042620

FIELD WORK WAS COMPLETED ON JULY 6, 2004 BY JOSEPH WARD AND KEVIN GRIGSBY
OF WARD SURVEYING SANTA CRUZ, CALIFORNIA.

MEASUREMENTS: SHOWN IN FEET AND DECIMALS THEREOF (100.48). TREE DIMENSIONS,
HOWEVER, ARE DIAMETERS IN INCHES AT CHEST HEIGHT (12" OAK= 12" OAK AT CHEST HEIGHT)
OR AT THE BASE (36B-OAK= 36" OAK AT ROOT BASE).

ONLY SELECTED TREES WERE LOCATED DURING THE COURSE OF THIS SURVEY.
CAUTION SHOULD BE USED WHEN DESIGNING CLOSELY TO TREE TRUNKS - THERE ARE
LIMITATIONS ON FIELD ACCURACY, DRAFTING ACCURACY, MEDIUM STRETCH, AS WELL AS THE
"SPREAD" OR "LEANING" OF TREES. REQUEST ADDITIONAL TOPOGRAPHIC DETAIL WHERE CLOSE
TOLERANCES ARE ANTICIPATED.

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. BENCHMARK IS A HEIGHT OF
515.3 ON THE TOP FLANGE OF A WELL AS INDICATED.

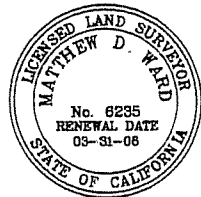
USERS OF THIS MAP ARE ADVISED TO CONTACT THE PREPARER TO BE SURE THERE ARE NO
PERTINENT REVISIONS TO THE COPY THAT HE OR SHE HAS OBTAINED. PLEASE NOTE THAT
CERTIFIED ORIGINALS AND/OR PRINTS ARE "WET SIGNED". ANY ORIGINALS AND/OR PRINTS NOT
"WET SIGNED" ARE NOT CERTIFIED.
DIGITAL COPIES OF THIS MAP ARE NOT CERTIFIED.

REFER TO CURRENT TITLE REPORT FOR ANY EASEMENTS OR OTHER ENCUMBRANCES UPON THIS
PROPERTY.

PVC PIPE
TOP OF WALL

THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF
PROFESSIONAL LAND SURVEYORS IN THE STATE OF CALIFORNIA:

MATTHEW D. WARD P.L.S. 6235
LICENSE FEE RENEWAL DATE: 03-31-06



CLSA MEMBER ACSM
CALIFORNIA LAND SURVEYORS ASSOCIATION AMERICAN CONGRESS ON SURVEYING AND MAPPING

DSA/OPR MOU 8.01
ACCESSIBILITY REVIEW
CERTIFICATION #
REVIEWER: DATE: Reviewed by: Date:
CALIFORNIA STATE FIRE MARSHALL-APPROVED
Approval of this plan does not authorize or
approve any omission of deviation from
applicable regulations. Final approval is
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ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHALL APPROVAL ON
FILE WITH THE DEPARTMENT OF PARKS AND RECREATION

1 SITE SURVEY
SCALE: 1" = 20'-0" FOR 22"X34" SHEET
SCALE: 1" = 40'-0" FOR 11"X17" SHEET
0 10' 20' 60'



CENTRAL SERVICE
CENTER
21 Lower
Ragsdale Drive
Monterey, CA
93940

DESIGNED
UMG
DRAWN
GDR
CHECKED
UMG

REVISIONS	
DATE	
9-24-04	

CONSULTANT:

WJE
ARCHITECTS
1200 Third Street, Suite 200
San Jose, CA 95128
408.283.2000 or 1.415.439.0000

Santa Cruz District, 184 Old Adobe Road, Watsonville, CA 94076
Rancho San Andres Castro Adobe
Site Survey
Rehabilitation

DRAWING NO.
29488.002

SHEET NO.
1.2

2 OF 20

STANDARD ABBREVIATIONS

ABV	ABOVE	G	GAUGE	P	PC, PCS	PIECE, PIECES
A.B.	ANCHOR BOLT	GALV	GALVANIZED	PCF	POUNDS PER CUBIC FOOT	POUNDS PER CUBIC FOOT
ABT	ABOUT	GAR	GARAGE	P.E.N	PLYWOOD EDGE NAILING	PLYWOOD EDGE NAILING
ADD'L	ADDITIONAL	G.B	GRADE BEAM	P.L	PROPERTY LINE	PROPERTY LINE
ADJ	ADJACENT	G.C	GENERAL CONTRACTOR(OR)	PIPE-X	EXTRA STRONG PIPE	EXTRA STRONG PIPE
A/E	ARCHITECT/ENGINEER	GEN	GENERAL	PIPE-XX	DOUBLE EXTRA STRONG PIPE	DOUBLE EXTRA STRONG PIPE
AMP	AMPLITUDE	GLB	GLASS BEAM	PT	PLYWOOD	PLYWOOD
AGGR	AGGREGATE	GR	GRADE	P.WYWD	PARTIAL PENETRATION	PARTIAL PENETRATION
APPROX	APPROXIMATE(LY)	GSM	GALVANIZED SHEET METAL	P.P	(WELD)	(WELD)
ARCH	ARCHITECT(URE)(URAL)	GYP	GYPSUM	PREFAB	PREFABRICATE(D)	PREFABRICATE(D)
				PRELIM	PRELIMINARY	PRELIMINARY
				PRESTR.	PRE-STRESSED	PRE-STRESSED
				PREV	PREVIOUS(LY)	PREVIOUS(LY)
				PROJ	PROJECT(ED)(ING)(ION)	PROJECT(ED)(ING)(ION)
				PSF	POUNDS PER SQ. FOOT	POUNDS PER SQ. FOOT
				PSI	POUNDS PER SQ. INCH	POUNDS PER SQ. INCH
				PSL	PARALLEL STRAND LUMBER	PARALLEL STRAND LUMBER
				PT	PRESSURE TREATED	PRESSURE TREATED
				P.T	-OR- POST-TENSION(ED)(ING)	-OR- POST-TENSION(ED)(ING)
</						

SUMMARY OF REHABILITATION WORK

Project Site Description and Background:

The project structure is an approximately 153-year old Monterey Colonial adobe residence located on about one acre of land on Old Adobe Road near Watsonville, California. It is one of only four remaining Hispanic period adobe structures in Santa Cruz County and is the largest rancho home ever constructed in the county. It was built by the prominent, Mexican-era Jose Joaquin Castro family. The structure is listed on the National Register of Historic Places and is designated as a State landmark.

Purpose:

This project provides for the structural stabilization of the historic Castro Adobe residence at Rancho San Andreas SHP. The Castro Adobe was significantly damaged in the 1989 Loma Prieta earthquake and has been unsafe to occupy since that time. The project will seismically upgrade the adobe to standards consistent with the California State Historical Building Code.

Limitations:

The approach taken to the seismic retrofit of the adobe is intended to provide for life safety in the event of an earthquake. Adobe is an inherently brittle, low-strength material and cracking should be expected in the event of a future earthquake. Depending on the severity of the earthquake ground motion, damage may or may not be repairable.

The design is based on a field survey conducted in August of 2004. If construction is delayed or if a significant earthquake occurs prior to rehabilitation, the A/E should be consulted.

Summary of Work:

1. Protection in-place of all historic building elements and features, re-installation of historic shelling in the Cocina (kitchen)
2. Demolition and reconstruction of damaged or collapsed portions of adobe brick walls and crack injection of adobe walls
3. Complete demolition and construction of new Cocina roofing and framing
4. Complete demolition and construction of new east corridor roof, 2nd floor framing, and stair
5. Demolition and re-application of exterior finishes to seal the building envelope and protect against moisture intrusion
6. Demolition of roofing and roof sheathing at the main structure, retention of existing historic roof rafters, demolition of existing 2nd floor truss supports and rods, construction of supplemental roof framing and sheathing, re-roofing and coordination of this work with the seismic upgrading
7. Anchorage of the roof to the perimeter adobe walls
8. Anchorage of the 2nd floor level to the adobe walls
9. Center-core reinforcing of adobe walls and installation of supplemental threaded rod anchors
10. Demolition and construction of a new interior stair and associated railings
11. Demolition of non-historic paving surfaces at east and west corridors and construction of new wood-framed boardwalks
12. Demolition of existing west corridor wood posts and construction of new posts
13. Demolition of the non-historic fireplace and chimney and restoration of the wall in this area
14. Modification of four west elevation windows to return them to their historic accuracy
15. Replacement of deteriorated wood lintels and repair of other decayed framing uncovered during construction, at direction of State Representative.
16. Strengthening of the existing 2nd floor joists by adding supplemental steel framing and connections
17. Treatment of existing framing to remain for insect infestation
18. Repair of ground squirrel damage and eradication of ground squirrels and rodents
19. Removal of all temporary shoring (Temporary Shoring Design Drawings will be provided by State Representative).

Asbestos and Lead Paint Warning:

1. Before performing any work on this project, obtain a copy of the "Pre-Renovation Asbestos & Lead Paint Inspection Report" by Kellco, dated 09/03/04 from the State Representative.

General Notes:

1. All construction shall conform to the 2001 California Building Code and the California Historic Building Code.
2. Furnish and pay for permits, licenses, fees and deposits necessary for the completion of all work. Coordinate and obtain inspections and special inspections required for the work herein. All work performed shall conform to building safety codes, ordinances, rules and regulations of any legal body having jurisdiction.
3. At all times, the contractor shall be solely and completely responsible for conditions of the job site, including safety of persons and property, and for all necessary independent engineering reviews of these conditions. The architect/engineer's job site review is not intended to include review of the adequacy of the contractor's safety measures.
4. The work itself involves removal of shoring and reconstruction of adobe walls which may be structurally unstable. Survey the walls before commencing work and develop a protocol to execute the work in a safe manner.
5. Use caution when working around existing utilities. Locations of utilities have not been identified on the plans. Determine and verify the location of underground utilities. Make all arrangements for utility disconnection, as necessary.
6. Take care to ensure that the integrity of all roadways, buildings, curbs, fences, gates and other facilities adjoining or near the site are not damaged. Any damage caused by the contractor's operations to any existing property shall be replaced or repaired in kind at no cost to the State and to the satisfaction of the State Representative.
7. Verify all existing and proposed dimensions before commencing work. Do not scale drawings. Verify existing conditions. Notify architect/engineer immediately of any discrepancies, and do not proceed with affected work until they are resolved.
8. Details not shown, or detailed on drawings, or called for in these notes shall be constructed to same size and character as for similar conditions which are shown, detailed or specified.
9. Before construction, protect all existing building surfaces to remain. Any damage caused by the contractor's operations to building elements to remain shall be repaired in kind by the contractor at no additional cost to the State and to the satisfaction of the State Representative.
10. No construction materials or equipment shall be placed or stored on the structure that may damage finishes and/or overload structural elements.
11. All materials specified or shown in these notes or drawings shall be installed or applied in strict conformance with the manufacturer's complete written instructions.
12. Submit manufacturers' descriptive literature for all materials to be used for the work.
13. Deliver materials to the job site in manufacturer's sealed packaging and store unopened until required for use. Store packaged materials above ground on platforms permitting air circulation under materials. Store and cover all materials to protect from sunlight, weather, moisture, and other damage.
14. Protection of Work: During erection, cover all openings in walls at end of each day's work to protect walls, work in progress, adjacent building features, and interiors, from damage at all times. Cover partially completed work when work is not in progress. Hold cover securely in place.
15. Notify State Representative at least 72 hours prior to any demolition or excavation activities to allow for archeological monitoring by the State.

Termite and Wood Destroying Insect Control:

1. Contractor will engage the services of a licensed Pest Control Applicator to develop a Plan of Control.
2. The Plan is intended to eradicate wood destroying insects in all historic wood framing to remain.
3. The Plan is subject to approval by State Representative and A/E and shall not propose methods damaging to existing historic construction.



CENTRAL SERVICE
CENTER
21 Lower
Ragsdale Drive
Monterey, CA
93940

DESIGNED
UMG
DRAWN
GDR
CHECKED
UMG

REVISIONS	
	DATE
	9-24-04

CONSULTANT:



Santa Cruz District, 184 Old Adobe Road, Watsonville, CA 94076

Rancho San Andres Castro Adobe

Standard Abbreviations & General Notes

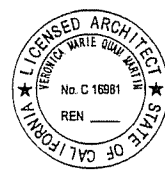
Reliability

DRAWING NO.
29488.003

SHEET NO.

1.3

3 OF 20



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